

# APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND SUMMARY SHEET

*CB BAC*

APPLICANT: Hamilton County Park District CODE # 061-02037

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 2/28/03

CONTACT: Ross Hamre PHONE # (513) 728-3551, Ext. 256

FAX: (513) 521-2896

E-MAIL rhamre@greatparks.org

PROJECT NAME: Elstun Road Tract Acquisition

## ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
- ☐ B. City (2)
- ☐ C. Township (3)
- ☐ D. Village (4)
- ☐ E. Conservancy District (6)
- ☐ F. Soil & Water  
Conservation District (7)
- ☐ G. Joint Recreational District (8)
- ☒ H. Park District/ Authority (9)
- ☐ I. Nonprofit Organization (10)
- ☐ J. Other \_\_\_\_\_ (11)

## PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)
- ☐ B. Riparian Corridor (8)

## PRIMARY PROJECT EMPHASIS 14

(Choose a category from Attachment A which most closely describes our primary project emphasis.)

## ESTIMATED TOTAL

## CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): 656,270.00 FUNDING REQUESTED: (from 1.2e) \$ 387,199.30

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ \_\_\_\_\_

## FOR OPWC USE ONLY

PROJECT NUMBER: \_\_\_\_\_

APPROVED FUNDING: \$

Local Participation \_\_\_\_\_ %

Project Release Date:

Clean Ohio Fund Participation \_\_\_\_\_ %

## 1.0 PROJECT FINANCIAL INFORMATION

### 1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS In Kind Dollars

(Round to Nearest Dollar) (See definition in instructions.)

- a.) Acquisition Expenses: \$ 651,420.00 \_\_\_\_\_  
 Conservation Easement Purchase \$ 651,420.00  
 Easement Purchase \$ \_\_\_\_\_  
 Other Earnest Money \$ .00
- b.) Planning and Implementation: \$ 4,850.00 \_\_\_\_\_  
 Appraisal \$ 1,750.00  
 Closing Costs \$ \_\_\_\_\_  
 Title Search \$ \_\_\_\_\_  
 Environmental Assessments \$ 1,100.00  
 Design \$ \_\_\_\_\_  
 Other Eligible Costs \$ 2,000.00
- c.) Construction or Enhancement of Facilities: \$ .00 \_\_\_\_\_
- d.) Permits, Advertising, Legal: \$ .00 \_\_\_\_\_
- e.) Contingencies: \$ .00 \_\_\_\_\_  
 (not to exceed 10% of total costs)
- f.) TOTAL ESTIMATED COSTS: \$ 656,270.00

**1.2 PROJECT FINANCIAL RESOURCES:**

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____	\$_____ .00	
b.) Applicant Contributions (Local Funds)	\$ <u>269,070.70</u>	<u>41%</u>
c.) Other Public Revenues		
Nature Works	\$_____ .00	
Land Water Conservation Fund	\$_____ .00	
Ohio Environmental Protection Agency	\$_____ .00	
Ohio Water Development Authority	\$_____ .00	
Community Development Block Grant	\$_____ .00	
Ohio Department of Natural Resources	\$_____ .00	
OTHER_____	\$_____ .00	
d.) Private Contributions	\$_____ .00	_____
<b><i>SUBTOTAL LOCAL RESOURCES:</i></b>	\$ <u>269,070.70</u>	
e.) <b>CLEAN OHIO CONSERVATION FUND:</b>	\$ <u>387,199.30</u>	<u>59%</u>
Funds from another NRAC	\$_____ .00	_____
<b><i>SUBTOTAL CLEAN OHIO RESOURCES:</i></b>	\$ <u>387,199.30</u>	_____
f.) <b>TOTAL FINANCIAL RESOURCES:</b>	\$ <u>656,270.00</u>	<u>100%</u>

**1.3 AVAILABILITY OF LOCAL FUNDS:**

Please list any partnership with other sources. (i.e.; is this part of a larger project or plan):

The Cincinnati Park Board will manage the property after acquisition by HCPD.

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## 2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

### 2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Please attach a map.

PROJECT COUNTY: Hamilton PROJECT ZIP CODE: 45230

B: PROJECT COMPONENTS: Please describe the various project components.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

D: DEFINE TERMS OF EASEMENTS:

PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

### 2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

## 2.0 Project Information

### 2.1 Brief project Description

- A. Specific Location: The proposed site is located in the eastern portion of Hamilton County and southeast of Lunken Airfield, south of SR 32 on Elstun Road. The site borders the Little Miami State and National Scenic River. See attached map (Exhibit 1).
- B. Project Components: The proposed project involves the acquisition of approximately 65.142 acres of farmland and riparian corridor by the Hamilton County Park District (HCPD) in partnership with the Cincinnati Park Board (CPB). After purchase, the HCPD will execute an agreement with the CPB enabling the City to manage the property. Any project costs that are not eligible will be funded 100% with local funds. The site is located in the Little Miami River floodplain and will enable the Cincinnati Park Board to acquire a significant connecting link in an existing publicly protected greenspace corridor.
- C. Project Emphasis: The proposed site is a fee simple acquisition of land which will provide access to riparian corridors or watersheds. By purchasing this property we will be connecting the existing Little Miami Scenic River Park to the south and land protected by a conservation easement to the north. The project also preserves or restores other natural features that contribute to quality of life and state's natural heritage, preserves or restores functioning flood plains and preserves or restores stream side forests. The acquisition of this property will preserve natural stream channels, provide aesthetic preservation benefits and preserve wetlands on the site.

The proposed property along the Little Miami River is predominantly flat, agricultural land located in the Little Miami Scenic River Corridor with a riparian corridor along its banks.

The majority of the site does not exceed a 2% slope. The soils present on the site are Jules silt loam, Lanier sandy loam, and Urban land-Huntington complex and are subject to some yearly flooding and are well drained. See soils map (Exhibit 2). The far southern portion of the site as well as the center area have conditions that would contribute to wetland creation. By preserving this tract of land, not only will the HCPD and CPB be preserving needed floodplain area, but will protect needed open space along the Little Miami River. Agriculture will be a transitional use for one to two years after which it will be converted to prairie.

The site is bordered by the Little Miami Scenic River Park owned by CPB to the south, a site with a conservation easement owned by CPB to the north, and Stanbery Park owned by CPB to the east. See USGS map (Exhibit 3). Preserving this site will provide a vital link in the existing greenway system already protected along the Little Miami Scenic River corridor. See Exhibit 4 for photos of the site.

The proposed 65.142 acre Elstun Road property is recommended for acquisition in the Cincinnati Parks Greenway Plan.

- D. Define Terms of Easement: The HCPD will include the following language in the deed for the property: *The buyer agrees to perpetually keep this property in greenspace or agriculture for the protection of the floodplain and riparian areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices and may include a multi-purpose trail along the Elstun Road frontage. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project.*
- E. Information regarding public access: The Elstun Road property is adjacent to the public right of way on Elstun Road. Public access will be allowed daily and on weekends via access from Elstun Road. A future CPB multi-use trail will traverse the site parallel to Elstun Road.

- 2.2 Ownership/Management/Operation: The HCPD will purchase and then execute an agreement with the CPB enabling the City to manage the property. The CPB will manage and maintain the property in accordance with the Best Management Practices as indicated in Exhibit 5 and the CPB Land Management Handbook, Exhibit 6.

The CPB and the HCPD are currently partnering on other projects in the county. The HCPD has successfully completed approximately 100 land acquisitions projects in the last 11 years. The CPB currently owns and manages 34 natural areas totaling approximately 1,380 acres.

Potential land management recommendations will include providing a 300' riparian corridor along the Little Miami River and providing brush lands between the 300' and 400' mark from the river. The remaining farmland

should be converted to native prairie vegetation to encourage biodiversity. Several vernal pools should be excavated throughout the prairie and wooded corridor for habitat diversity. There are also some areas on the property that would be conducive to wetland creation and management.

- 2.3 Purchase Contract: The HCPD has signed an option agreement with the owner agreeing to sell the Elstun Road property to the HCPD for the agreed upon amount in this document.

### 3.0 PROJECT SCHEDULE:\*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	<u>  /  /  </u>	<u>  /  /  </u>
3.2	Land Acquisition/Easements:	<u>  3 / 3 / 03  </u>	<u>  3 / 3 / 04  </u>
3.3	Site Improvements:	<u>  /  /  </u>	<u>  /  /  </u>

\* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

### 4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER	Jack Sutton
	TITLE	Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	jsutton@greatparks.org
4.2	CHIEF FINANCIAL OFFICER	Don Rudler
	TITLE	Treasurer
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	drudler@greatparks.org
4.3	PROJECT MANAGER	Ross Hamre
	TITLE	Planning Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 728-3551, ext. 256
	FAX	(513) 521-2896
	E-MAIL	rhamre@greatparks.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.



## 5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 ½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [ ] below that each item listed is attached.

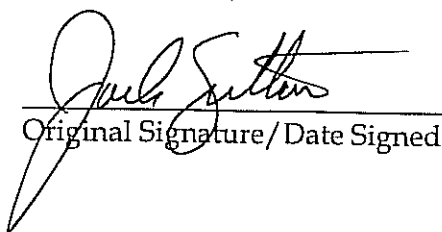
- ☒ [ X ] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- ☒ [ X ] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- ☒ [ X ] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- ☒ [ X ] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- ☒ [ X ] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- ☒ [ X ] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- ☒ [ X ] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- ☒ [ X ] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- ☒ [ X ] Have you reviewed your NRAC's methodology to see that you have addressed all components?

## 6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

JACK SUTTON, Director

  
Original Signature/Date Signed

2/28/03

## ATTACHMENT A

### PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

#### OPEN SPACE

- 1. Protects habitat for rare, threatened and endangered species
- 2. Increases habitat protection
- 3. Reduces or eliminates nonnative, invasive species of plants or animals
- 4. Preserves high quality, viable habitat for plant and animal species
- 5. Restores and preserves aquatic biological communities
- 6. Preserves headwater streams
- 7   7. Preserves or restores flood plain and stream side forest functions
- 8. Preserves or restores water quality
- 8   9. Preserves or restores natural stream channels
- 4   10. Preserves or restores functioning flood plains
- 10   11. Preserves or restores wetlands
- 5   12. Preserves or restores stream side forests
- 3   13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

#### RIPARIAN CORRIDOR

- 1   14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- 16. Reforestation of land
- 17. Planting vegetation for filtration
- 18. Incorporates aesthetically pleasing and ecologically informed design
- 19. Enhances educational opportunities and provides physical links to schools and after school centers
- 2   20. Acquisition of connecting corridors
- 6   21. Supports comprehensive open space planning
- 9   22. Provides multiple recreational, economic and aesthetic preservation benefits
- 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

BOARD OF PARK COMMISSIONERS  
HAMILTON COUNTY PARK DISTRICT

February 26, 2003

RESOLUTION NO. 2328

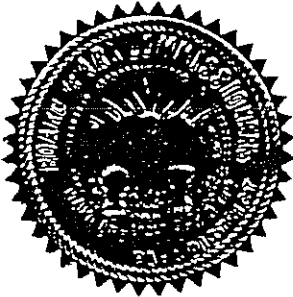
CLEAN OHIO CONSERVATION PROGRAM

WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.


NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:


1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for the Clean Ohio Conservation Program Funds.
2. That Jack Sutton, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

BOARD OF PARK COMMISSIONERS  
HAMILTON COUNTY PARK DISTRICT



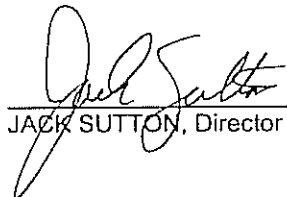
  
NANCY R. HAMANT, President

  
JAMES E. BUSHMAN, Vice President

  
ROBERT A. GOERING, SR., Vice President

ATTEST:

This 26<sup>th</sup> day of February, 2003

  
JACK SUTTON, Director

## CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

February 28, 2003

I, Donald Rudler, Treasurer of the Hamilton County Park District, hereby certify that Hamilton County Park District has the amount of \$269,070.70 in the Land Acquisition Fund and that this amount will be used to pay the applicant revenues for the Elstun Road Tract Acquisition.

A handwritten signature in dark ink, appearing to read "Donald Rudler", is written above a horizontal line.

Donald Rudler, Treasurer

Purchase Agreement  
Elstun Road Property  
65.142-Acres of Property  
February 27, 2003

This Purchase Agreement is by and between Carolyn Motz and children, 6344 Clough Pk, Cincinnati, Ohio 45244 ("SELLERS") and the Board of Park Commissioners of the Hamilton County Park District or its' assigns ("BUYER").

WITNESSETH:

The down payment shall be \$10,000 (DOWN PAYMENT), the receipt of which is hereby acknowledged, the SELLER hereby grants to the BUYER the exclusive right to purchase and BUYER agrees to purchase according to the following terms:

1. PROPERTY DESCRIPTION: 65.142 acres more or less, the real property shown on the Hamilton County Auditor's Map as Plat Book 500-0490-0002 to 5 inclusive (as shown on Attachment 1 map in yellow) known as ("REAL ESTATE").
2. PRICE AND TERMS: The execution by the BUYER of this Agreement shall constitute an offer to purchase the REAL ESTATE per the terms as stated in this Agreement and, SELLER shall sell the REAL ESTATE and the BUYER agrees to purchase the REAL ESTATE for \$12,750.00 per acre (PURCHASE PRICE) with the \$10,000 (DOWN PAYMENT) being deducted at the closing. SELLER will need to confirm the acreage of land area of the REAL ESTATE (to the satisfaction of the BUYER that establishes the location of the river) for the calculation of the final purchase price either through an existing survey that meets all the current standards of the Hamilton County Engineers or through a new survey meeting these same standards.
3. FINANCING CONTINGENCY: BUYER intends to seek funding assistance through the Clean Ohio Conservation Program Fund as administered by the Ohio Public Works Commission for reimbursement of up to 75% of the \$10,000 per acre appraisal value. If BUYER is unsuccessful in this effort within 124-days of the date of this contract, BUYER will consider purchasing the property using local funding only. If BUYER determines it cannot purchase the property using either Clean Ohio Conservation Program Funding or local funds, then BUYER will forfeit the \$10,000 down payment with no recourse.
4. OTHER CONTINGENCIES OR NOTES: The SELLER grants permission to BUYER the right to conduct any additional standard inspections that may be necessary including but not limited to environmental studies and test borings, if needed. BUYER reserves the right to have an Environmental Phase One Audit performed of the property and may have a Phase Two Audit performed provided SELLER consents in writing for this Phase Two Audit work. Such consent may not be unreasonably withheld by the SELLER. Any environmental problems found that cannot be resolved by SELLER are to be considered good cause for termination of this Purchase Agreement with the refund of the DOWN PAYMENT to the BUYER.
5. PERSONAL PROPERTY: The following personal property shall be included in the sale: None
6. SELLER'S CERTIFICATION: SELLER certifies to BUYER/OPTIONEE that, to the best of SELLER'S knowledge: (a) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (b) the REAL ESTATE is zoned as Flood plain; (c) no Federal,

City, Township, County or State orders have been served upon the property requiring work to be done or improvements to be made which have not been performed, except: None (d) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: none ; (e) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the Real Estate, or contamination of the Real Estate by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.

7. CONVEYANCE AND CLOSING: SELLER shall be responsible for transfer taxes, deed preparation and shall convey marketable title to the REAL ESTATE by the General Warranty Deed by October 1, 2003 to the BUYER, or at such sooner time as mutually agreeable to the parties hereto ("CLOSING"). Title shall be free, clear and unencumbered as of CLOSING, except restrictions and easements of record including a flood easement to the U.S. Army Corps of Engineers and a gas line easement along the frontage which do not adversely affect the REAL ESTATE, except None. BUYER shall have the right to cancel this agreement, with the refund of the DOWN PAYMENT to the BUYER, in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by the SELLER excepting the above disclosed flood and gas line easements and Elstun Road easement.
8. CONDITION OF IMPROVEMENTS: SELLER agrees that the property has no buildings and is vacant land.
9. GRANT OF PERMISSION: SELLER hereby grants permission to BUYER environmental auditors for entry into the property.
10. RESTRICTIVE COVENANT in the event that the BUYER is successful in their grant application, the BUYER may include or direct the SELLER to include any of following language upon payment of purchase price in the deed from the SELLER: "*Elstun Road Property - Buyer agrees to perpetually keep this property in greenspace or agriculture for the protection of the floodplain and riparian areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices and may include a multi-purpose trail along the Elstun Road frontage. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project*". If the BUYER is not successful in the grant application or if it does not submit a grant application or otherwise use funding through the Clean Ohio Conservation Program, then no restrictive covenants may be placed upon this deed.
11. CLOSING AFTER EXERCISE OF OPTION: Upon the exercise of the right and Purchase in the manner prescribed above, the Closing for the payment of the balance of the purchase price and the delivery of the deed shall be held at the convenience of both parties, but in no event shall be later than

October 1, 2003.

12. **SOLE CONTRACT:** The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall be attached to all copies of the original Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
13. **POSSESSION:** Possession will be granted as of the day of closing except that SELLER will retain the crop rights for the crop year 2003 ending with the removal of the existing crops no later than December 31, 2003.
14. **PROPERTY TAXES:** SELLER will pay all real estate taxes, penalties and interest for the entire year in which SELLER has any possessory interests. BUYER and SELLER shall also note that the real estate taxes are 1 year in arrears so the bills being paid in 2003 are actually 2002 taxes. There shall be no crop exclusion other than for 2003.
15. **CAUV RECOUPMENT:** Upon cessation of any farming rights retained by SELLER, BUYER will assume the responsibility of the three years of back taxes accrued as a result of the property remaining on the Current Agriculture Use Value (CAUV) program.
16. **EXPIRATION AND APPROVAL:** Carolyn Motz has the authority of her children to accept this contract and must provide all power(s) of attorney to BUYER on or before March 21, 2003

Faxed copies are hereby approved. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

Jack Sutton has authority to accept the contract on behalf of the BUYER. BUYER will provide written consent of the terms of the agreement including the 124-day option period within 22 days (by March 21, 2003).

The \$10,000 DOWN PAYMENT will be delivered on February 27, 2003 and written consents by both parties shall be exchanged within 22 days (by March 21, 2003), or this contract is null and void and the \$10,000 DOWN PAYMENT will be returned to the BUYER.

17. **ACTION BY SELLER:** The undersigned SELLER has read and fully understands the foregoing Purchase contract and accepts said offer and agrees to convey the REAL ESTATE according to the above terms and conditions on this, ~~March~~ <sup>FEB</sup> 22, 2003:

WITNESS: [Signature]

SELLER: [Signature]

Carolyn Motz  
6344 Clough Pk  
Cincinnati, Ohio  
45244  
231-0466

WITNESS: [Signature]

ACCEPTANCE by the BUYER: We hereby accept the above contract on this 30<sup>th</sup> day June, 2003 \_\_\_\_-time.

<sup>FEB</sup>  
[Signature]

WITNESS: *Robert G. ...*

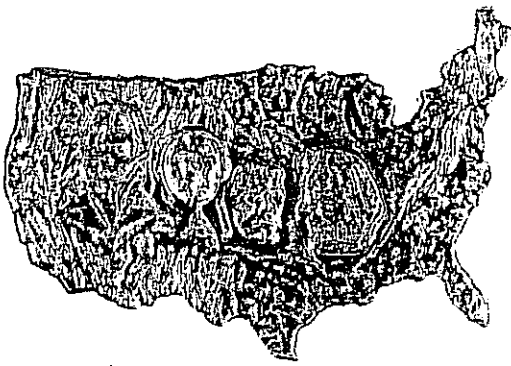
BUYER: *Joel S. ...*  
Director

WITNESS: *Nancy Montagna*

ADDRESS OF BUYER: Hamilton County Park District  
10245 Winton Road  
Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)





# *Appraisal Company of America*

5472 GLENWAY AVENUE CINCINNATI, OHIO 45238

Phone: 513-922-2600 Fax: 513-922-8311

February 25, 2003

Mr. Rick Johnson  
Planning Director  
**HAMILTON COUNTY PARK DISTRICT**  
10245 Winton Road  
Cincinnati, OH 45231

**RE: 2241-2391 Elstun Road  
Anderson Township  
Hamilton County, OH 45230  
60.040 Acres (Unimproved)  
Plat Book 500, Page 490, Parcels 2,3,4 & 5**

Dear Mr. Johnson:

As you requested, the undersigned appraiser has conducted the property inspection, as well as the market investigation and analysis necessary to form an opinion of the current market value of the fee simple interest, in the referenced property.

As a result of the investigation and analysis, it is the opinion of The Appraisal Company of America that the market value of the fee simple interest of the subject property, as of January 30, 2003, is:

## **FEE SIMPLE ESTATE**

60.040 +/- Acres @ \$10,000.00 per acre = \$ 600,400.00

**\$ 600,400.00**

## **CONSERVATION EASEMENT** (If Applicable)

60.040 +/- Acres @ \$10,000 per acre = \$600,400.00 x 50% = \$ 300,200.00

**\$ 300,200.00**

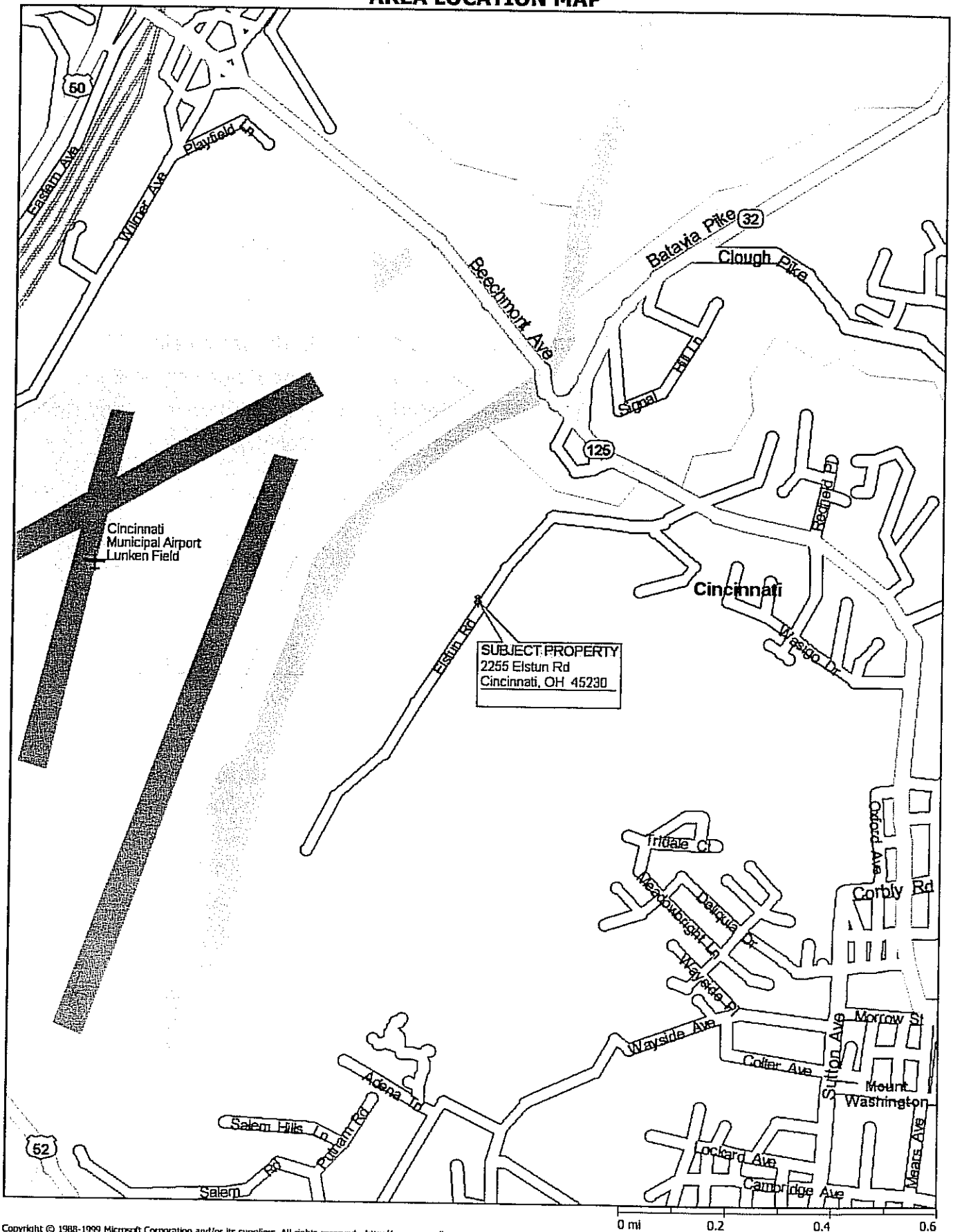
## **CERTIFICATION**

Gene F. Manion certifies that he was engaged by Mr. Rick Johnson, Planning Director, Hamilton County Park Board, to appraise the property identified as **2241-2391 Elstun Road, Anderson Township, Hamilton County, Ohio 45230**, and to establish the market value of the fee simple interest; effective date of said value estimate being January 30, 2003.

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- My opinions and conclusions were developed, and the report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the American Society of Appraisers, as well as accepted appraisal standards promulgated by the Appraisal Board of the Appraisal Foundation, as set forth in the Uniform Standards of Professional Appraisal Practices (U.S.P.A.P.)
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- The use of this report is subject to the requirements of the Appraisal Institute and the American Society of Appraisers relating to review by their duly authorized representatives.
- I have made a personal inspection of the individual land areas and improvements, if applicable, that are the subject of this report.
- No one provided significant professional assistance to the person(s) signing this report.

# AREA LOCATION MAP



## **PROPERTY DATA**

### **Identification**

The Hamilton County Auditor's Office identifies the subject property as:

Plat Book 500, Page 490, Parcels 2, 3, 4, & 5

The same being known and numbered as:

2241-2391 Elstun Road  
Cincinnati, OH 45230

### **Title and Historical Conveyances**

The Land Records of Hamilton County verify title to the subject real property to presently reside in the name of:

**Albert L. & Carolyn A. Motz**

There has been no conveyance of this property during the past five (5) years.

### **Real Estate Taxes**

#### **Assessed Valuation (.35 of Assessor's True Value)**

<b>CAUV Value</b>		<b>True Value</b>	
Land	\$25,750.00	Land	\$120,000.00
Building	N/A	Building	N/A
Total	<u>\$25,700.00</u>	Total	<u>\$120,000.00</u>

### **Zoning**

The subject parcels located within a flood plain is zoned H-Riverfront.

### **Flood Map Identification**

Community Panel No. 390204 0095B.

### **DESCRIPTION OF THE SUBJECT SITE**

This subject site, confining 60.040± acres is located on the west right-of-way for Elstun Road, and runs to the east bank of the Little Miami River. The topography is predominately level; the configuration is irregular. The total acreage is within a flood plain.

### **Land Improvements**

The land improvements are generally limited to farm fencing, gates and earthen field trails.

### **Utilities**

Water and electric are available to the subject acreage.

### **Description of the Improvements**

There are no structures on the acreage under appraisalment, which the appraiser deems to have a contributory value.

## **APPROPRIATE UTILIZATION OF THE APPROACHES TO VALUE**

### **COST APPROACH**

As the lands confining the property right to be valued are vacant, this approach to value is not considered appropriate or measurably contributable to a reliable value estimate.

### **INCOME CAPITALIZATION APPROACH**

As the lands confining the property rights to be valued are vacant, this approach is not deemed to be appropriately utilized or measurably contributable to a reliable value estimate.

### **SALES COMPARISON APPROACH**

As the Cost and Income Approaches to value are not considered to be appropriately utilized for the valuation estimates of the subject property rights to be acquired, the exclusion of said approaches to value is not considered to be a departure from U.S.P.A.P. Provisions.

## **ANALYSIS AND CORRELATION**

### **Comparable Sale No. 1**

As these lands relate to the subject, negative adjustments to the subject value are acknowledged for accessibility, location and exposure; however, these negatives adjustments are substantially more than offset by the subject's superior topography and overall productivity.

The zoning and economic influences are similar to the subject.

### **OVERALL RATING TO THE SUBJECT:**

**INFERIOR**

### **Comparable Sale No. 2**

This acreage was previously used for gravel extraction and a substantial portion of the acreage is confined by lakes formed within the excavated lands; in addition, there is continued erosion to the acreage bounding the Little Miami River.

The acreage is currently zoned Heavy Industrial, however, the physical characteristics of the land would create severe limitations to the development of a substantial portion of the acreage.

When considering the accessibility to these lands and the current productivity of same, the appraiser concludes the value resultant of this sale to be very comparable to that applicable to the subject lands.

### **OVERALL RATING TO THE SUBJECT:**

**GENERALLY COMPARABLE**

### **Comparable Sale No. 3**

Although this acreage is not within a flood plain, the lands are considered to be not feasibly developable; in addition, this is a rear location accessed by an easement from Broadwell.

As this sale relates to the subject, positive adjustments to the subject value are deemed appropriate for land productivity, accessibility and economic base.

### **OVERALL RATING TO THE SUBJECT:**

**INFERIOR**

## **VALUATION OF CONSERVATION EASEMENTS**

When providing a value estimate for the conservation easements, the appraiser assumes the following:

### **A) Owner / Grantor Benefits**

- 1) The owner shall have the right to continue the present agricultural land use.
- 2) The lands shall not be disturbed physically or environmentally, normal agricultural uses excepted.

### **B) Grantee Benefits**

- 1) The recipient of the easement (Hamilton County Park District) shall be assured that the subject lands shall remain in the physical and environmental state that presently exists, and accordingly, achieving the land preservation goals desired.

## **Conclusions**

It is the opinion of the appraiser that the benefits to be derived by the interested parties should be equally allocated. Therefore:

**Fee Simple Value Estimate - \$ 600,400.00 x 50% = \$ 300,200.00**

## **VALUE ESTIMATE FOR CONSERVATION EASEMENT CONVEYED**

**\$ 300,200.00**



# Detail Property Report

2301 Elstun Road

Sale Date: 12/31/1986 Sale Amount:

Owner Name: Albert L & Carolyn A Motz	Yr Blt:	Lot Size:	Rms:	Heat:
Parcel ID: 500-0490-0003-00	Stories:	Acres: 20.02	Bedrms:	A/C:
Location: Anderson Township	Pace Sto:	Irreg: N	Baths:	Sewer: Yes
Tax Mail: 6344 Clough Pike	Style:	SF Fndtn:	Patio:	Easmnt: Y
Tax CSZ: Cincinnati, OH 45244-3926	Constr:	1st SF:	Deck:	Elec: Y
Usage: A116 Vegible Farm	Bsmt:	2nd SF:	Porch:	Water: Y
Census: 0046.01	Bsmt Fin:	SF Ttl:	Enc Pch:	Gas: Y
School: Forest Hills Local SD	Gar:	Pace SF:	Frplc:	Sdwk: N
Subdiv:	SF Gar:			
Topo: Flat	Cars (#):			
Owner Occ: N				
Legal: ELSTUN 20.02 AC SUR 536 J STEEL J TAYLOR HEIRS EST SUB				
Comments:				
Features:				

Sale Date: 12/31/1986	Mortgage Amt:	An	\$134.44
IDT Date:	Term:	00 TotalTax An	\$130.94
Sale Price: \$111,000	Type:		
Seller's Name: Edmund G Motz	Freq:	100% Agr 2001	\$7,600
Mortgagee: Unknown	Rate:	100% Land 2001	\$40,000
		100% Total 2001	\$40,000
		35% Agr 2001	\$2,660
		35% Land 2001	\$14,000
		35% Total 2001	\$14,000
		35% Total 2000	\$14,000

Parcels in Sale: 500-0490-0002-00, 500-0490-0004-00, 500-0490-0005-00

## Detail Property Report

2241 Elstun Road

Sale Date: 12/31/1986 Sale Amount:

Owner Name: Albert L & Carolyn A Motz	Yr Blt:	Lot Size:	Rms:	Heat:
Parcel ID: 500-0490-0005-00	Stories:	Acres: 7	Bedrms:	A/C:
Location: Anderson Township	Pace Sto:	Irreg: N	Baths:	Sewer: Yes
Tax Mail: 6344 CLOUGH PIKE	Style:	SF Fndn:	Patio:	Easmnt: Y
Tax CSZ: Cincinnati, OH 45244-3926	Constr:	1st SF:	Deck:	Elec: Y
Usage: A116 Vegtble Farm	Bsmt:	2nd SF:	Porch:	Water: Y
Census: 0046.01	Bsmt Fin:	SF Ttl:	Enc Pch:	Gas: Y
School: Forest Hills Local SD	Gar:	Pace SF:	Frplc:	Sdwk: N
Subdiv:	SF Gar:			
Topo: Flat	Cars (#):			
Owner Occ: N				
Legal: ELSTUN RD 7.00 AC-SUR 536 J STEEL-J TAYLOR HEIRS EST				
Comments:				
Features:				

Sale Date: 12/31/1986	Mortgage Amt:	An \$60.16
IDT Date:	Term:	00 Total Tax An \$58.58
Sale Price: \$111,000	Type:	
Seller's Name: Edmund G Motz	Freq:	100% Agr 2001 \$3,400
Mortgagee: Unknown	Rate:	100% Land 2001 \$14,000
		100% Total 2001 \$14,000
		35% Agr 2001 \$1,190
		35% Land 2001 \$4,900
		35% Total 2001 \$4,900
		35% Total 2000 \$4,900

Parcels in Sale: 500-0490-0002-00, 500-0490-0003-00, 500-0490-0004-00

## **APPRAISER'S QUALIFICATIONS**

### **GENE F. MANION**

Certified General Real Estate Appraiser,  
State of Ohio, Certificate No. 383256  
Ohio Department of Transportation  
Pre-Qualified Code No. 081120

### **EDUCATION:**

1958	University of Cincinnati B.B.A. Degree
1955-56	University of Cincinnati - Real Estate Appraising
1965	Michigan State University, Graduate School of Business Administration Income Property Appraising & Financing 1
1969	Michigan State University, Graduate School of Business Administration 1. Income Property Appraising & Financing 2
1992	Appraisal Institute - Course 2-1 Case Studies in R.E. Valuation
1992	American Assoc. of Certified Appraisers - Uniform Standards of Professional Practice
1994	Understanding Limited Appraisals & Appraisal Reporting Options
1995	Appraisal Institute Rates, Ratios & Reasonableness
1996	Real Estate Rehabilitation - Hondros College
1996	U.S.P.A.P. Update - Kentucky Appraiser's Board
1997	U.S.P.A.P. Update - Kentucky Appraiser's Board
1998	Small Hotel/Motel Valuation - Appraisal Institute
1998	U.S.P.A.P. - Five Year Reaccreditation - Hondros College
1998	Dynamics of Office Building Valuation
1998	Ameristate Seminar
1999	New Construction I
2000	Principles of Real Estate Investing
2000	U.S.P.A.P. Update & Issues Impacting the Appraisal Profession
2001	U.S.P.A.P. Update, Views, Laws & Regulations
2002	U.S.P.A.P. KREAB - USPAP Update and Appraisers Issues

### **OCCUPATION:**

Contract Appraiser	-	Appraisal Company of America 5472 Glenway Avenue Cincinnati, Ohio 45238
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### **EXPERIENCE:**

1961-63	Staff Appraiser, Department of Urban Renewal, Cincinnati, Ohio
1964-69	Staff, Commercial Real Estate Appraiser Jay F. Zook Co., Mortgage Bankers, Cincinnati, Ohio
1969-71	Staff, Commercial Real Estate Appraiser Kentucky Mortgage Co., Cincinnati, Ohio
1971-78	Staff, Commercial Real Estate Appraiser Mellon Nat'l. Mortgage Company of Ohio, Cincinnati, Ohio
1978 to Present	Self-employed D.B.A. Gene F. Manion, Real Property Appraiser

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## APPRAISER DISCLOSURE STATEMENT

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In compliance with Ohio Revised Code Section 4763.12 (C)

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1. Name of Appraiser: GENE F. MANION

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2. Class of Certification/Licensure:

☒ Certified General  
☐ Certified Residential  
☐ Licensed Residential  
☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: 383256

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3. Scope: This report ☒ is within the scope of my Certification/License

☐ is not within the scope of my Certification/License

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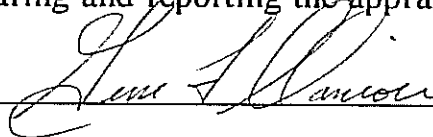
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4. Service provided by: ☒ disinterested & unbiased third party  
☐ interested & biased third party  
☐ interested third party on contingent fee basis

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5. Signature of person preparing and reporting the appraisal

  
\_\_\_\_\_

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THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL  
ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-  
CERTIFIED OR STATE-LICENSED REAL ESTATE APPRAISER.

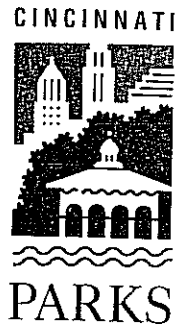
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State of Ohio  
Department of Commerce  
Division of Real Estate  
Appraiser Section  
Cleveland OH  
(216) 787-3100

February 26, 2003

Natural Resources Assistance Council  
Clean Ohio Fund  
C/O Hamilton County Engineers Office  
10480 Burlington Road  
Cincinnati, Ohio 45231



BOARD OF PARK  
COMMISSIONERS

Dear Council Members:

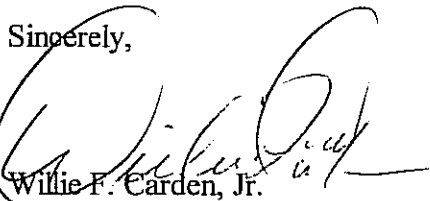
As with previous correspondence submitted, the City of Cincinnati is pleased to support this application for a grant under the Clean Ohio Fund program. The grant application submittal was reported and discussed by the Cincinnati Board of Park Commissioners and unanimously approved (see attached). Grant funding will enable the City of Cincinnati to acquire a 63-acre site along the Little Miami Scenic River. The Hamilton County Park District will partner with the City and will provide the application and the matching funds for the grant. The project's intent is for the Park District to purchase the property, deed it to the City of Cincinnati for our maintenance and stewardship, and for the Park District to hold a Conservation Easement on the property. I hereby submit the following:

- The Hamilton County Park District is submitting the application and supplying the matching funds.
- I certify that the City of Cincinnati will comply with all requirements of the program.
- The type of control and tenure the City of Cincinnati will hold is title in fee simple.
- The owner of the property to be acquired is a willing seller and the Hamilton County Park District has negotiated a purchase price.

The Mayor of the City of Cincinnati, Charlie Luken, have designated me signatory authority for grant document purposes. Mr. Steven Schuckman, Superintendent of Planning for the Cincinnati Park Board, will be the principle City contact for the implementation of this project. Mr. Schuckman can be reached at (513) 475-9600 or by correspondence at the address provided below.

Thank you in advance for your consideration.

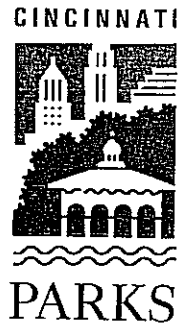
Sincerely,



Willie F. Carden, Jr.  
Director of Parks

Attachment





**DATE:** February 20, 2003

**TO:** Board of Park Commissioners

**FROM:** Willie F. Carden, Jr. Director of Parks 

**SUBJECT: PROPERTY ACQUISITION ALONG LITTLE MIAMI RIVER**

### BACKGROUND

The Hamilton County Park District is preparing an application for Clean Ohio Program funding to purchase a 63-acre site along the Little Miami Scenic River. They are asking the Cincinnati Park Board to partner with them on this application. The partnership arrangement would be similar to two other applications that the Cincinnati Park Board and the Hamilton County Park District have recently agreed to for the Hensley and Agape properties near Mt. Airy Forest. The Board is being asked to approve this application.

### DESCRIPTION

The property to be acquired is owned by the Motz family and is within the Little Miami River greenway, as proposed in the Cincinnati Parks and Greenways Master Plan. It has long been on the list of properties to be acquired, if funding ever became available and if there was a willing seller. The Hamilton County Park District is negotiating with the owner, but no agreement has yet been reached. The property is also within one of the targeted areas identified for a potential Clean Ohio Fund application presented to the Board on January 30, 2002 (report attached).

The site is within the Little Miami River floodplain and is an important natural resource. Acquiring the site will fill a gap in the chain of protected preserves along the river. The property will serve to link the Little Miami River Park, Magrith Preserve, and Stanbery Park, and it is just across the river from Lunken Field and the Otto Armleder/Little Miami River Park. A proposed hiking trail would tie together these preserves and link the trail system in Stanbery Park. The site would be managed as a preserve and would have very little impact on maintenance and operations. As with other recent partnerships between the two park systems for Clean Ohio program funds, the Hamilton County Park District would provide the matching funds, acquire the property, and deed it over to Cincinnati Parks in exchange for our management and stewardship of the property, and our accepting the property with a conservation easement attached.

**BOARD OF PARK  
COMMISSIONERS**

Larian J. Lindberg  
*President*

Roger W. Ach, II  
*Vice President*

Howard H. Bond

Anscoe A. Fultz

Francis P. Russell

Willie F. Carden, Jr.  
*Director*

Gerald R. Checco  
*Superintendent  
Operations*

Steven L. Schuckman  
*Superintendent  
Design & Planning*

Julie W. Horne  
*Manager  
Business Services*

Marijane E. Klug  
*Manager  
Financial Services*



HAMILTON COUNTY PARK DISTRICT  
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET

TEL NO. (513) 521-7275

FAX NO. (513) 521-2896

DATE:	February 25, 2003	FAX NO.	(513) 946-4330
TO:	Cindy Weltlauf, Grants Administrator	PAGES:	15
ATTN:	David Krings, Administrator		(including this cover sheet)
FROM:	Ross Hamre, Planning Director	PHONE	(513) 946-4400

**IF YOU HAVE A PROBLEM WITH THE RECEPTION OF THESE PAGES,  
PLEASE CONTACT US AT (513) 728-3551, EXT 256**

As required by the Clean Ohio Conservation Program Grant Application. Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Hamilton County regarding the following projects:

- Hensley Tract acquisition
- Agape Tract acquisition
- Elstun Road Tract Acquisition
- Roell Tract Acquisition

(See attached project information describing each of the above projects)

**No funds from Hamilton County are involved in these projects.**

Please respond to this fax indicating you have received this information and acknowledge these applications.

Should you have any questions, please contact Ross Hamre, Planning Director at 728-3551, ext. 256.

Little Miami River  
Elstun Easement  
(CPB-Holds Easement)

Lunken  
Airport

Stanbery Park

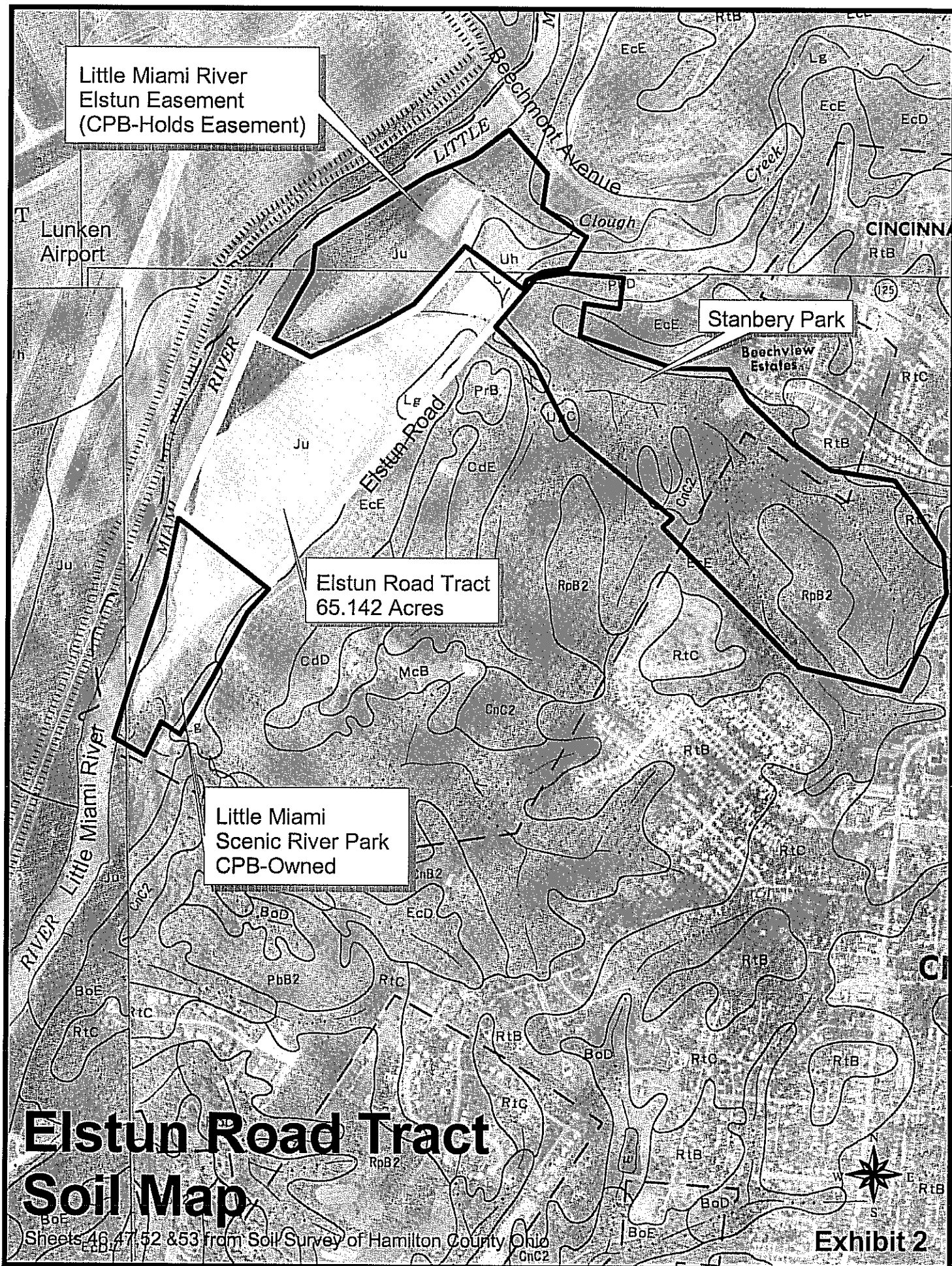
Elstun Road Tract  
65.142 Acres

Little Miami  
Scenic River Park  
CPB-Owned

# Elstun Road Tract Soil Map

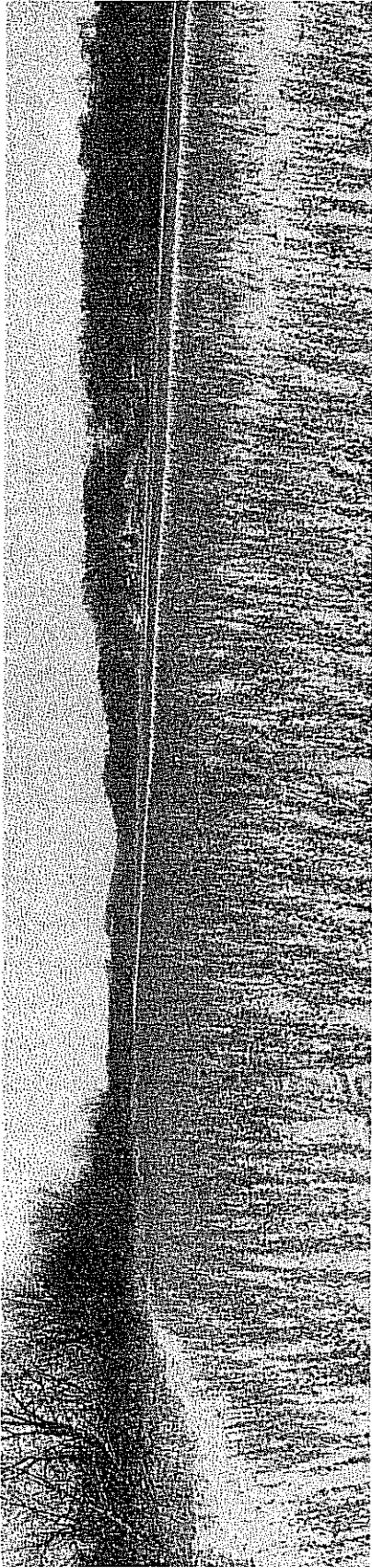
Sheets 46 47 52 & 53 from Soil Survey of Hamilton County, Ohio

Exhibit 2



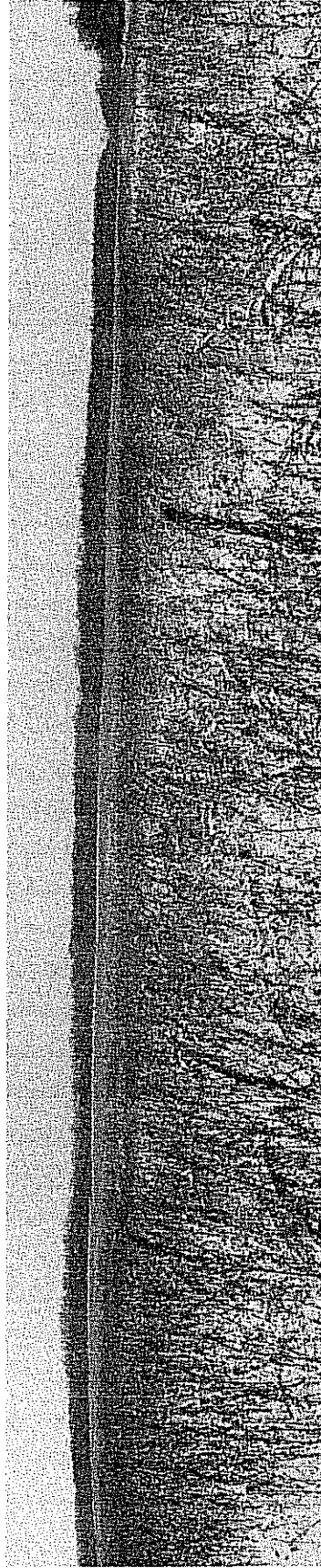






**Farm Fields with surrounding forested hillsides in background and riparian corridor to the left. The view is looking northeast from the southwestern most corner of the property.**

**Hillsides are not part of the property.**



**Typical view of existing farm fields looking southwest from the middle area of the property.**



**Riparian Corridor along Little Miami River**



**Potential future wetland site located in the middle portion of the property along Elstun Road.**

## **Best Management Practices**

The Hamilton County Park District has established the following list of Best Management Practices to provide the maximum appropriate protection to the Little Miami River, or other riparian areas within the Park District

The single-most important Best Management Practice (BMP) for the protection of river resources is establishment and maintenance of a riparian buffer. This buffer should be characterized by native vegetation. The width of the buffer depends on the management goal.

- For protection of water quality, a minimum buffer width of 40 to 80 feet (dependent on slope) on both sides of the stream is recommended.
- To protect aesthetic / scenic values, the buffer should be extended to a minimum of 100 feet on both sides of the stream with the first 40 feet remaining undisturbed.
- To conserve and enhance wildlife, a vegetated buffer measuring at least 100 to 300 feet from the ordinary high water mark is recommended. The wider the buffer, the greater the benefits for wildlife. Ideally, the buffer should include the natural floodplain and adjacent bluff.

In addition, the following specific BMPs are recommended:

- Paved trails should be kept 40 feet minimum from the river.
- Runoff from parking lots should be filtered before entering the river.
- The handling and disposal of chemicals such as pesticides should be avoided within 120 feet of the river and its tributaries.
- Openings or thinning in the buffer to allow for a view of particular features or scenes should be established by selectively thinning underbrush, shrubs and low-hanging limbs. Cutting and felling trees should be avoided when attempting to create views.
- New structures, buildings and developments should be set back at least 120 feet from the riverbank.
- The exterior design and height of buildings and other structures should be compatible with and unobtrusive to the scenic, natural and cultural qualities of the river corridor.

- Signage should be used only when necessary for the safety and welfare of visitors and for awareness and protection of natural, historical or cultural features of the corridor. Signs should be designed to be unobtrusive and blend with the surroundings.
- Fences or barriers should not visually obstruct natural or aesthetic features.
- Docks and landings should be designed to be compatible with and unobtrusive to the scenic, natural and cultural qualities of the river corridor.
- Restore the scenic quality of over-utilized and abused areas in the scenic river corridor by landscaping and re-vegetating eroded and abused areas, planting additional wooded buffer in areas where the buffer is thin, and by controlling access and specific uses that cause degradation.
- Uplands adjacent to riparian habitats should be managed in a manner that sustains riparian habitat values.
- Maintain an understory of native herbaceous and shrub plants, a multi-layered tree canopy, diverse tree sizes, standing dead snags and fallen trees.
- Restore de-vegetated and degraded areas by reestablishing the naturally occurring vegetation, particularly where restoration can enhance connectivity between adjacent riparian habitats.
- Maintain large, contiguous blocks of natural habitats and avoid habitat fragmentation. Enhance the connections between existing natural habitat blocks, particularly to those that are isolated, by establishing forest stands or habitat corridors.
- Reforest idle or marginal agricultural lands through natural regeneration or planting a variety of native species.
- Fences or barriers, which create a hindrance to the movement of wildlife, should not be constructed in the riparian corridor.
- The use of recreational vehicles in scenic river corridors should be prohibited to avoid degradation caused by the destruction of vegetation, erosion of soil and disturbance of wildlife.



# **Cincinnati Park Board Land Management Handbook**



# Cincinnati Park Board Land Management Handbook

## Table of Contents:

<i>Subject</i>	<i>page</i>
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# **Cincinnati Park Board Land Management Handbook**

The four Basic Principles of the Division of Operations and Land Management of the Parks Department are:



**Safe  
Clean  
Reliable  
Environmental**



# CINCINNATI PARK BOARD

## LAND MANAGEMENT STANDARDS

### PARK AREA CLASSIFICATION – DEFINITIONS

- Class A1** High traffic urban areas, public squares, malls, high visitation parks or parks features, high quality diverse landscape, state of the art maintenance applied.
- Class A2** Parkways and well-developed park areas of regional impact with high visitation, special features, diverse landscape and floral accents. High level of maintenance throughout with Class maintenance applied to specific features.
- Class A3** Developed park areas of neighborhood impact with moderate visitation levels and parkways areas, which may or may not contain landscape or floral features. Constant maintenance level throughout approaching Class B standards for specific features.
- Class E** Park areas set aside usually to reduce maintenance or increase wildlife diversity. Visitation to these areas can range from moderate high, usually by nature enthusiasts, hikers, science classes, and Nature Education groups. Maintenance will range from periodic mowing, non-native removal to litter pick-up and trail maintenance. Some of these areas also receive special types of management to enhance biodiversity.
- Wetlands:*  
Areas with standing water or wet soil conditions through most of the year. Visitation is described in Class E. Maintenance consists of non-native removal and trail maintenance needed per site inspections. Management to increase biodiversity and accessibility is also performed during areas development.
- Riparian Zones:*  
River and stream corridors with median to high visitation. Maintenance usually low consisting of litter pick-up and non-native removal as needed.
- Habitat Enhancement Areas:*  
Park areas where management and maintenance is geared toward increasing biodiversity. Visitation ranges from median to high, and is mostly hikers and nature enthusiasts. Maintenance is usually litter pick-up, non-native removal and up keep of trails.
- Meadows:*  
Park areas with usually low visitation. Maintenance is seasonal mowing, either spring or fall.
- No Mow/Successional:*  
Park areas left to return to woodland by natural succession, and sometimes supplemental planting. Visiting is usually low. Maintenance is periodic non-native removal, other maintenance determined by on-site inspection or complaints.

## **17. Trail Maintenance**

All trails maintained per designated trail classification for specific site

# **CLASS E**

## **1. Non-Native Removal**

- A. Honeysuckle: Usually on a three-year rotation, before new shrubs begin producing fruit. Shrubs should be cut as close to the ground as possible. Stump sprayed with 20% Round-Up solution within 15 minutes after cutting. Brush close to road should be chipped, brush in meadows can be piled near the edge of the woods, and brush cut from wooded areas can be left scattered.
- B. Garlic Mustard: Removed yearly as needed. When in flower, plant in hand pulled, with care taken to get roots. Plants must then be bagged and removed from site. First year plants can be sprayed with 2% Round-Up solution in early spring or fall if no native plants are present. Round-Up method should only be used by trained personnel (florist, natural resources crew), due to possibility of harming native plants.
- C. English Ivy, Wintercreeper, and Vinca: Removed as needed per site. These plants need to be hand pulled, bagged, and removed from site. The plants normally do not respond to Round-Up applications.

## **2. Weeding**

Determined by site, per Greenspace Manager. Wildflower and prairie plantings need various weed species removed for the first three years.

## **3. Prescribed Burns**

Areas to be burned are rotated on three to five year basis after they are established. New plantings are burned yearly for the first three years. Greenspace Manager will determine area, timing, and be responsible for the burn.

## **4. Seasonal Mowing**

Either an early spring or late fall mowing is performed on meadows and some wildlife enhancement areas. A mowing schedule will be determined and sent to District Crew Leaders, describing areas to be cut that year and their timing. Fall mowing should not start before the first week in November. Spring mowing should start in mid to late February but must not continue beyond late March. If weather conditions prohibit this timing, the Greenspace Manager should be consulted for further instruction. Mowing height is 6" or more, lower heights will damage plants.

## **5. Litter Control**

Crews should inspect and remove litter during the regular maintenance cycle for that park.

## **6. Trail Maintenance**

Performed as needed per site inspection or complaints. Trails through meadows should be mowed weekly.

**15. Furnishings**

Maintained and repaired as needed.

**16. Tree Maintenance**

Per designated classification for specific site.

**17. Trail Maintenance**

per designated classification for specific site.

## CLASS F2

Forest/Undeveloped open space and natural areas of low visitation, hillside preservation sites, protective "buffer" lands. Maintained provided only on an "as needed" basis per periodic site inspection or complaints received.

**1. Turf**

Not mowed.

**2. Fertilizer**

None.

**3. Irrigation**

None.

**4. Litter Control**

On demand or complaint or program basis.

**5. Pruning**

Not unless safety is involved.

**6. Disease and Insect Control**

None except in epidemic or safety situations.

**7. Snow Removal**

Only on strategic roads and parking lots.

**8. Lighting**

Replaced on complaint or program basis.

**9. Surfaces**

Serviced only when safety is concerned.

**10. Repairs**

Should be done when safety or function is in question.

**11. Inspections**

Once per month.

**12. Floral Plantings** None.

thatch accumulation. A welcome sight to many turfgrass superintendents is the many roots that often can be found growing down the aerification holes. This practice can yield great benefits at small costs.

## ENVIRONMENTAL PRACTICES

Parks and recreation agencies have always been in the forefront in efforts to protect the environment. In the communities we serve, we have often been the first to institute environmental practices setting an example for others to follow. There are three obvious reasons parks and recreation agencies have been placed in this leadership role since the early days of environmental concern.

First, it is the role of most parks and recreation agencies to preserve open space, provide natural surroundings for recreation and contemplation and to teach people wise stewardship of their natural surroundings. Environmental protection was always part of our mission. In fact, it can be said that parks and recreation agencies were the environmental movement before it ever became recognized as a "movement." As concern for these issues became stronger in our communities, we were often first to incorporate them into our practices.

Second, because we are perceived as the community provider of greenspace and natural surroundings, our public demands responsible environmental practices. We are often held to a much higher standard for environmental protection because pollution and other environmental degradation is so inconsistent with the vision that the public has for us. Poor environmental practices in a park setting is magnified.

The third reason we have become leaders in the environmental movement has to do with money. Most parks and recreation agencies have a long history of having to do more with less. There is never enough funding to do what we have to and, in lean times it gets even worse. Downsizing vehicles, lowering thermostats, using alternative fuels, and minimizing waste are all examples of things many of us have done to save money. We must constantly be looking for ways to be more efficient and to lower our costs. Many of these efforts provide significant environmental benefit as well. Environmentally sound practices are often much less costly. Much of the time, the two go hand in hand.

So, using sound environmental practices are part of our basic job, the public demands it and it can save money. Are we doing all that we can? Are we doing enough? How do we know? It can be argued that protecting the environment is a neverending effort. We are never doing enough and there is always room for improvement. As leaders on this issue, it is important to at least know where we are in the effort and what can be done in the future. A useful tool in this regard is an environmental assessment.

### Environmental Assessment

An environmental assessment is a complete evaluation of current operations and practices that impact the environment in terms of waste and pollution and consumption of natural resources. It also includes the identification of technically and economically feasible opportunities to reduce these impacts. This assessment process has been used in the private sector with great success in reducing toxic and hazardous wastes, pollution and emissions and overall increased awareness of pollution prevention. If we look closely, the public sector does not differ much from the private sector (particularly service-oriented businesses) in terms of resources use and environmental impact.

public relations, improved health and safety, improved employee morale, and reduced liability. Be sure to factor them into your analysis.

### **Implementation Phase:**

Selection options for improvement that have passed the feasibility analysis. Some will be more feasible than others. Organize them in order of priority according to a method that fits your situation. It is usually best to list the easiest, least expensive options that reap the greatest returns first. It is also useful to establish a record keeping process to monitor results of improvement. Setting goals with reasonable schedules and monitoring progress are all important components of this phase.

Using this common sense approach to assessing and improving environmental practice in your agency will result in significant benefits.

#### **Reduced Operating Cost**

Environmentally sound practices are often less costly

#### **Overall Improvement in Environmental Quality**

We are perceived as leaders in environmental protection and must embrace our leadership responsibilities setting an example for other to follow.

#### **Improved Employee Health, Safety and Morale**

Environmentally sound materials are less toxic and, therefore, safe for employees to use. This results in fewer injuries, healthier employees and higher morale. Demonstrating respect for the natural environment and employees help create a work environment employees are proud of.

#### **Enhanced Public Image**

Good environmental practice is good management. It is cleaner, safer and often less costly; it is the way good organizations are run. Be sure to let people know about your success. Don't overlook the value of promoting the positive practices you use to help prevent environmental degradation and conserve natural resources.

## **Crime Prevention.**

The social problem is one that we have absolutely no control over, but it remains the main justification for security systems and is the most obvious reason to have the proper standards of security designed in our park systems. All security systems are designed to prevent crime from occurring. Limit the opportunity for a crime to be committed and provide some type of notification system in the event of a crime. For the purpose of this discussion, this paragraph entitled. " Crime Prevention" will refer to those major category crimes such as murder, rape, assault, arson, drugs, robbery and theft, and, unfortunately, there are few measures that can be taken to prevent serious crimes. The one major crime mentioned here that occurs most frequently in the park and recreation field is theft; theft may also be the only major category crime that can be successfully deterred and controlled by use of proper control procedures and the correct level of security. Because it is a crime against property, theft is more fully discussed as the main focus of "Resource Protection," later in the monograph.

## **Vandalism Reduction.**

Vandalism is one of the most frequent crimes committed within park and recreation department, and one of the most costly. Vandalism is separated from major category crime not only because it is less serious in nature but also because it occurs so frequently that it has become a major consideration in most maintenance program's repair and replacement effort, beyond that of normal wear and tear. This is not to imply that the desecrated Indian cave painting of the Grand Canyon or the famous "graffiti-festooned" subways of New York City are not serious crimes, but the majority of the acts of vandalism impacting park maintenance programs are expressed as "minor or nuisance damage to park property," when viewed or reported on an individual basis. Damage can range from breaking out all the windows in a community center to painting graffiti on the walls of a restroom, from removing the shingles from a park shelter to carving initials in an old tree along a trail.

Vandalism, although recognized as less serious than the major crimes mentioned under Crime Prevention, has a serious, disruptive and costly impact on any Park system. This impact is always demonstrated in terms of both monetary cost and social cost. Monetary costs are primarily reflected in the funds required for materials or supplies, human resources or contractual services and equipment that must be directed toward the damage repair. Secondary monetary costs, that often exceed repair costs, are reflected in the loss of revenue caused by the disruption or cancellation of programs and activities. Social cost associated with vandalism are very difficult to measure, but in areas of frequent vandalism, the psychological impact on both the park staff and patrons manifests itself in the low staff morale and diminished patron participation at park facilities where programs and normal park activities are disrupted by vandalism. Security systems and sound park design principles have proven to be effective deterrents to vandalism, when combined with sound management practices, staff awareness and solid community support.

## **Personnel and Public Safety**

The most important responsibility of any park department is to provide a safe environment for its employees to work, and a safe park system security, for it patrons to enjoy. Security, by definition, is the "quality or state of being secure, free from danger, fear or anxiety". All security systems are designed with both people and resource protection in mind, but there are certain additional security measures that are appropriate to use to provide higher levels of protection when activities warrant or situations dictate.

the plant. Spring flowering trees and shrubs should be pruned immediately after flowering. Such plants include forsythia, spirea, azaleas, dogwoods, cherries, plums and some Asiatic hollies. These plants set their flower buds in late summer and early fall on the previous season's growth. Pruning during the dormant season will remove buds and reduce flowering. Trees and shrubs that flower from summer through fall develop their flower buds on new shoots (current season's growth). These plants, which include crape myrtle, hibiscus, althea, hydrangea, vitex and American hollies, should be pruned when dormant. Pruning during the summer will remove flower buds.

**Rejuvenation pruning:** Some shrubs can be rejuvenated by cutting the entire plant down to 6-12 inches from the ground. This is often the best choice if the plant is old or severely overgrown. Rejuvenation may also be done more gradually over a three-year period with 1/3 of the old growth removed each year. Shrubs that respond well to rejuvenation include forsythia, azalea, hollies, privet, barberries, crape myrtles and photinia. Junipers cannot be rejuvenated. Small diameter (1/2 to 3/4 inch) trees such as most maples and oaks can be pruned at the soil line to develop a new straight leader if the tops are not tree form or straight. Other trees such as dogwoods have a high mortality when this is done. The general rule is that trees that form suckers readily can be cut back. This should be done early in the season just before buds begin to swell. After several new water sprouts develop, prune back to the one most vigorous shoot or development of a single leader tree or to 3 to 5 shoots for multi-stem trees.

**Pruning for vehicular and pedestrian traffic:** Branches over streets should be pruned to a height of 14 feet to reduce interference with vehicles, while branches over sidewalks should be maintained at 8 feet to prevent obstruction of pedestrians as they use sidewalks.

**Pruning large trees:** Pruning of large trees requires special equipment such as a bucket truck or use of climbing ropes and climbing gear. These pruning jobs generally require personnel familiar with climbing and specialized equipment. Many large trees are deformed through improper pruning or topping. Climbing spurs induce damage to trees and should only be used for "take down" operations.

Removal of large limbs, 2" or more, often requires a triple-cut technique. The first cut is a shallow cut of 1/4 to 1/3 of the diameter and made on the underside of the limb. Approximately 6" from tree trunk. The second cut is made 2" further out on the topside causing the branch to break away. This prevents tearing the bark on the tree, which occurs if one cut is made. A third cut is required to remove the stub. This cut should be made in front of the branch collar where the limb joins the tree rather than flush with the trunk. This procedure eliminates the need for shaping or tracing the wound and does not require that the wound be enlarged after pruning. If done properly, callus will form in an even circle to close the wound. The common application of an asphalt emulsion to a pruning wound is of no value in preventing decay and is no longer recommended. Proper pruning of trees and shrubs should be started early and continued when necessary throughout the life of the plant.

### **Maintenance of woodlands**

Maintenance of woodland requires selective thinning by removing the least desirable trees. Thus improving the aesthetic value of the remaining plants and the entire woodland. Limbing up and removal of dead branched improves the visibility into the woodland. Some low-story trees, such as dogwoods on the edge of a woodland, are more natural with their lower branches intact.

# Little Miami

**INCORPORATED**

6040 Price Rd, Milford, OH 45150-1429

February 28, 2003

Mr. Jack Sutton, Director  
Hamilton Count Park District  
10245 Winton Road  
Cincinnati, OH 45231

RE: Aquisition of the Motz property along the Little Miami National & State Scenic River  
fronting on Elstun Road

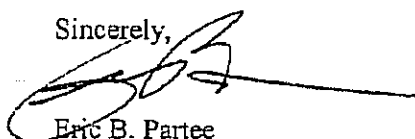
Dear Jack,

Little Miami Inc. supports the acquisition of the subject Motz property and its full restoration  
to its natural forested state.

This effort is a very important part of the 36-year long effort to restore and preserve the natural  
character and ecosystem health of the region's only National & State Scenic River.

Thank you for your efforts in this regard. We look forward to working closely with your  
agency and the Cincinnati Park Board to achieve this worthy goal.

Sincerely,

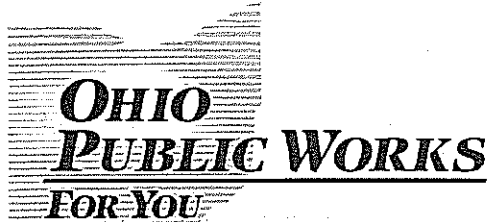


Eric B. Partee  
Executive Director

CC: Willie F. Carden, Jr., Director, Cincinnati Park Board

*Celebrating 35 Years of Conservation along the Little Miami National & State Scenic River*  
www.littlemiami.org partee@littlemiami.com voice 513/965-9344 fax 513/588-9883





## THE OHIO PUBLIC WORKS COMMISSION

65 East State Street, Suite 312, Columbus, Ohio 43215-4213

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### DIRECTOR

W. Laurence Bicking

05/01/2003

Jack Sutton

Director

Hamilton County Park District

10245 Winton Road,

Cincinnati, OH 45231

Subdivision Code : 061-02037

Dear Mr. Sutton,

Your request for financial assistance from the Ohio Public Works Commission has been approved for the project entitled **Elstun Road Tract Acquisition** in the amount of \$ **387,199**. This **Grant** has been assigned project number **CBBAC**. Please use this number when calling or writing our office.

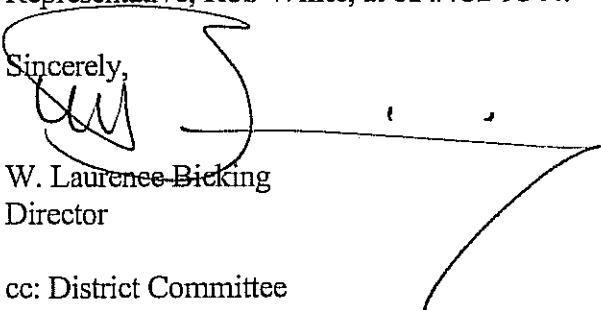
The enclosed Project Agreement defines **Hamilton County Park District's** responsibilities in accepting this financial assistance. Please review it carefully to ensure that the project has been accurately described and defined throughout the agreement's appendices. If any errors are found, or if any information needs to be updated, please contact us immediately.

Please execute the Project Agreement by signing both copies. **You must return one fully executed copy to the Commission within forty-five (45) days**, and retain the other for your files. This project may not proceed with acquisition, construction or purchase of materials, **until you have completed the following**; 1) returned one executed copy of the agreement to OPWC, 2) prepared and sent to OPWC a "Request to Proceed" 3) received approval from OPWC on your "Request to Proceed"

The Project Manager and Chief Financial Officer named in the agreement will each receive a separate mailing that explains their respective duties regarding project implementation. The Project Manager has also received a reference copy of the enclosed Project Agreement for their records. All of our project management related documents for the Clean Ohio Program are located at our Web page at [www.pwc.state.oh.us](http://www.pwc.state.oh.us). Once there, click on the link titled "**Clean Ohio Program**".

If you have any questions about any aspect of the program, please do not hesitate to call your Program Representative, **Rob White**, at **614/752-9344**.

Sincerely,

  
W. Laurence Bicking  
Director

cc: District Committee

614-466-0880

[www.pwc.state.oh.us](http://www.pwc.state.oh.us)